

Public Hearing for Official Plan and Zoning By-Law Amendment Application

4150 Westminster Pl



Presentation Overview

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Introduction

St. Luke's Dixie Senior Residence Corporation (operating as Westminster Court), is proposing to intensify its property for the purposes of developing **new affordable housing units for Mississauga seniors.**

The project will allow **residents to age-in-place and remain within their community** and complement the existing Westminster Court apartments next door.

St. Luke's has **engaged the local community, City Staff**, the local Councilor, and considered their feedback into this application.

The Need for More Seniors Housing

The Region of Peel's Housing and Homelessness Plan 2018-2028 recognizes the importance of housing for seniors.

Seniors are **disproportionately marginalized and exposed to risk factors**, including low incomes and increased experiences of disability. The current housing market and economy has only **heightened challenges for seniors**. The wait list for seniors on Peel's centralized housing **wait list is now 7 years**.

The City of Mississauga has identified **a target of developing 1,034 new affordable rental units in Mississauga annually** – which, like much of Southern Ontario, it has struggled to meet.

In particular, there are **very limited seniors housing, and especially affordable seniors housing options in Mississauga Ward 3**. Many seniors who cannot maintain their single-detached homes or wish to downsize are **forced to move elsewhere** – leaving their community, friends and often family just to find somewhere to live.

Proposed Development

St. Luke's Dixie Senior Residence Corporation proposes to construct a 8-storey 70-unit rental apartment building providing housing for **seniors, including 14 barrier-free units.**

The apartments will all be 1-bedroom. Unit sizes are comparable to other developments.

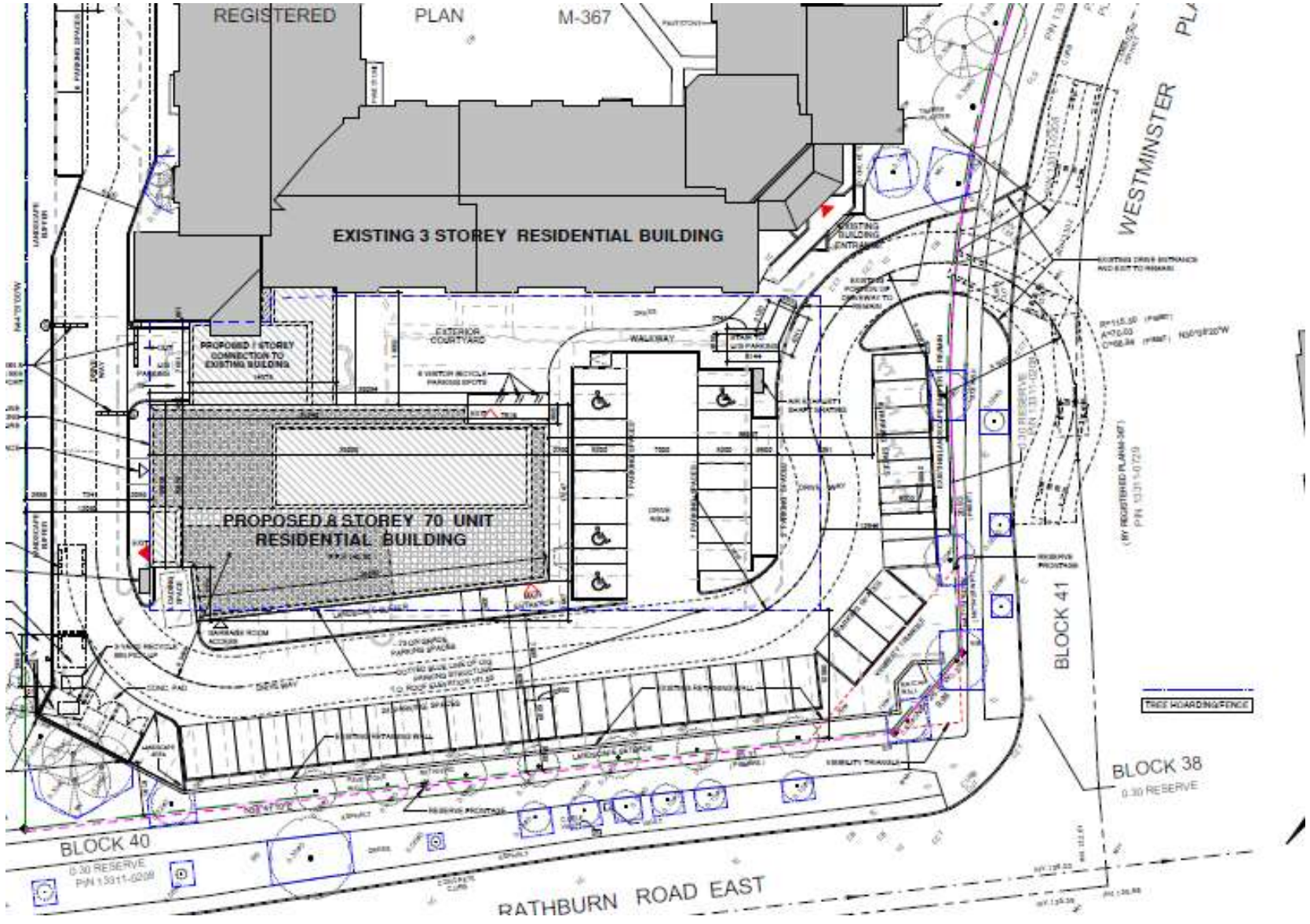
The new building will have resident amenity areas on every floor, as well as a **large community space for resident programming, and a new rooftop amenity space.**

Key design objectives were to **preserve greenspace** for residents, and replace surface parking spaces underground.



Proposed Development

Excerpt from Site Plan



Requested Amendments to Official Plan

Summary

The development will require an amendment to address **2** primary issues:

1. Height

Currently, the Mississauga Official Plan limits height to 4 storeys on the site. As the proposed development would be 8 storeys, a site-specific amendment is required.

2. Density

The site currently has a site-specific floor area (FSI) limitation of 1.0 times the site area. The proposed development would have a maximum floor area (FSI) of 1.4 times the site area.

Requested Amendments to Zoning

Summary

The development will require an amendment to address **3** primary issues:

1. Height

The existing site-specific zoning for the site limits height in-line with the Official Plan designation. The proposed 8-storey height does not conflict with existing character along Rathburn, including an 8-storey apartment building across the road.

2. Unique Use

The affordable and seniors-specific nature of the land use is unique and reduced resident bicycle spaces and amenity areas are appropriate given reduced resident mobility and affordability targets for the building.

3. Existing site conditions

Existing site conditions that the amendment will address include: location of an existing driveway along the boundary of Shelby Park, setbacks of parking from Westminster Pl and Rathburn Rd, existing landscaping, and a connection to the existing building.

Conclusion

The proposed intensification of the site at 4150 Westminster Place will provide **70** much needed **new affordable rental apartment units for seniors**. The project will allow seniors to age-in-place within their community and is critical to meeting the City's, Region's and Province's goals of addressing the housing crisis.

We believe the requested Official Plan and Zoning amendments required to move forward are consistent with the intent of City policy and regulations, are appropriate, and are desirable for the community. The proposed zoning amendments represent **good planning** and should be approved.